

Perry Bishop
and Chambers

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Hopton's Cottage, Kemerton Tewkesbury, GL20 7JE



Individual detached house with leafy outlook | Three double bedrooms | Two bathrooms
Mature private gardens with beautiful trees | Village setting | EPC D

Guide Price £600,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

Hopton's Cottage, Kemerton

Tewkesbury, GL20 7JE



3 Bedrooms



3 Bathrooms



2 Receptions

Hopton's Cottage is a delightful three bedroom detached house located in the heart of this popular village, close to good local amenities and has excellent commuter access to Cheltenham, Tewkesbury and the M5 motorway. The property is set well back from the road and was constructed approximately 25 years ago. It is approached via a long gravel driveway and the accommodation in brief comprises an entrance porch to an entrance hall, stairs to first floor, cloakroom/downstairs shower cubicle, 20ft sitting room, with French doors to the garden, attractive fireplace, recess storage/bookshelves. There is a sitting room, dining room and 18ft fitted kitchen/breakfast room with a range of units, which leads to a conservatory, double glazed with doors to the garden.

The airy spacious landing gives access to three double bedrooms, the master bedroom is 16ft fitted with a range of wardrobes and leads through to an en-suite shower room with large airing cupboard. There are two further double bedrooms and a family bathroom.

Additional benefits of this impressive individual home include large mature private gardens with a variety of shrubs and trees, detached single garage, gas fired central heating and double glazing.





Amenities

Kemerton is a vibrant village with many useful amenities such as the village shop which includes a post office, a popular nursery school, a cosy village pub serving good food and two well attended churches, both parish church and Roman Catholic church. Its location provides good transport links to the M5 motorway and the railway station at Ashchurch with its service to Birmingham is within close proximity. The nearby village of Bredon offers a well-established convenience store and doctors' surgery. The towns of Tewkesbury, Cheltenham and Evesham offer a good range of schools, shopping and cultural activities. Situated on the southern slopes of Bredon Hill, Kemerton represents the epitome of the rural idyll whilst its amenities make this a superb place to live.



Directions

From Bredon, pass the village hall, round the bend and it is the first driveway on your right.

Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The tenure is Freehold. Please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

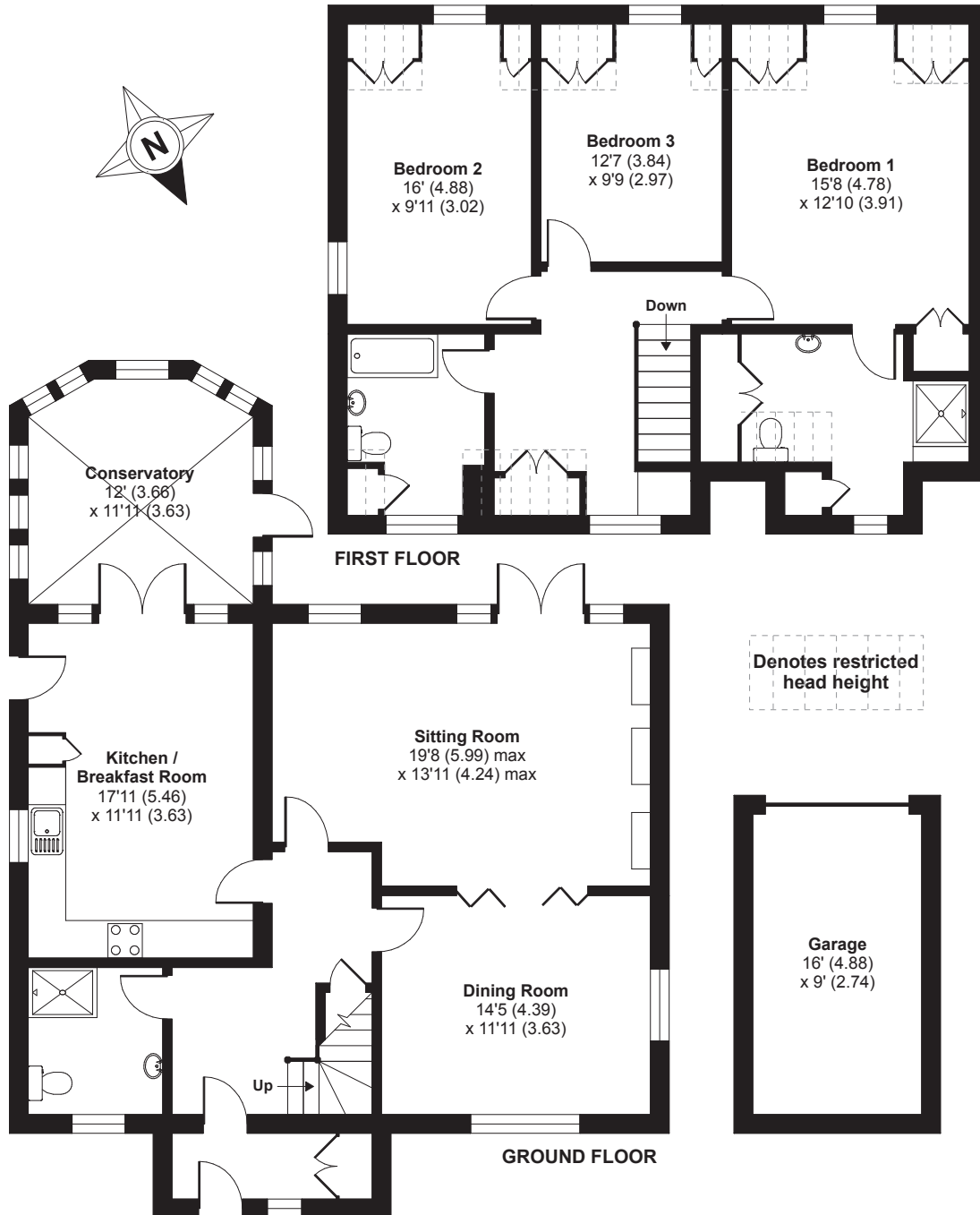
Wychavon County Council

Ref: 71020131/26102/AS



Kemerton, Tewkesbury, GL20

APPROX. GROSS INTERNAL FLOOR AREA 1913 SQ FT 177.7 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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